

ORDINANCE NO. 932

AN ORDINANCE ADDING SECTION 27-13A TO THE
CODE OF THE CITY OF LODI THEREBY REGULATING
THE LOCATION AND DEVELOPMENT OF MOBILEHOME
PARKS.

The City Council of the City of Lodi does ordain as follows:

Section 1. There is hereby added to Chapter 27 of the Code of the City of Lodi the following section:

SECTION 27-13A. MOBILEHOME PARKS

- a. Scope and Intent: The following regulations are designed to control the use and location of mobilehomes, mobilehome parks, travel trailers, and travel trailer parks within the incorporated city limits. It is recognized that mobile dwelling units represent an increasing and necessary housing form and, as such, deserve careful consideration within the framework of the General Plan of the City of Lodi. Regulation of the use and location of mobilehomes, mobilehome parks, travel trailers, and travel trailer parks is necessary so that the mobile dwelling unit can best become an integral part of the community and stand as an over-all asset. Only through comprehensive regulation can this goal be achieved. A basic premise on which these regulations are drawn is the generally-accepted principle that the only and proper place for a mobilehome or travel trailer is the mobilehome park and/or travel trailer park.
- b. Definitions:
 1. Mobildhome: Any vehicle which is forty (40) or more feet in overall length at its longest point or which exceeds eight (8) feet in width at its widest point, is designed or usdd for human habitation, whether self-propelled or drawn by a motor vehicle, is intended for permanent or semi-permanent use, and which has no foundation other than wheels and temporary stabilizing units.
 2. Mobilehome park: Any parcel of land, five (5) acres or more, comprised of a parcel or contiguous parcels used, designed, or intended to accommodate mobilehomes and/or travel trailers.
 3. Mobilehome site: Any portion of a mobilehome park or travel trailer park designated or used for the occupancy of one (1) mobilehome and approved structures in connection with such use.

4. Travel trailer: Any vehicle which at no time exceeds eight (8) feet in width at its widest point and forty (40) feet in length at its longest point, is designed or used for human habitation, whether self-propelled or drawn by a motor vehicle, is intended for permanent or semi-permanent use, and which has no foundation other than wheels and temporary stabilizing units.
 5. Travel trailer park: Any parcel of land, five (5) acres or more, comprised of a parcel or contiguous parcels used, designed, or intended to accommodate travel trailers and/or mobilehomes.
 6. Travel trailer site: Any portion of a mobilehome park or travel trailer park designated or used for the occupancy of one (1) travel trailer and approved structures in connection with such use.
- c. Regulation's: Mobilehomes, travel trailers, mobilehome parks, and travel trailer parks shall comply with the following regulations:
1. Occupied mobilehomes and travel trailers shall be located only within approved mobilehome parks and travel trailer parks.
 2. Mobilehome parks shall be located only within the residential zones R-MD (Residential - Medium Density) and R-HD (Residential - High Density), and the commercial zone C-2 (General Commercial).
 3. Mobilehome parks shall be established only after the granting of a Conditional Use Permit.
 - (i) Applications for a Conditional Use Permit shall be accompanied by a site plan.
 4. The maximum number of mobilehome sites permitted per acre shall be ten (10), and the maximum number of travel trailer sites permitted per acre shall be fifteen (15). Not more than ten (10) per cent of total spaces shall be for travel trailers.
 5. A mobilehome park shall have a minimum area of five (5) acres and shall have clearly designated sites for each mobilehome of an area not less than two thousand five hundred (2,500) square feet. Each travel trailer site shall have a minimum area of one thousand (1,000) square feet. All mobilehome and travel trailer sites shall be permanently and conspicuously numbered.

- (i) The Planning Commission may consider applications for mobilehome parks for less than five (5) acres if it can be established that special conditions exist and that all other requirements of this section can be met.
 - (ii) The Planning Commission may require minimum mobilehome sites greater than two thousand five hundred (2,500) square feet where mobilehomes larger than seven hundred twenty (720) square feet are to be accommodated.
 - (iii) Travel trailer sites may be provided for transient use and shall all be located within a clearly defined section of the park.
 - (iv) At no time shall a mobilehome, including all appurtenant structures such as attached awnings, cabanas, ramadas, and storage buildings occupy more than seventy-five (75) per cent of the mobile home site.
6. Each mobilehome site shall have a hard-surfaced patio area of concrete, asphalt, or some similar substance not less than two hundred (200) square feet.
- (i) Any porch greater than fifteen (15) square feet in area shall be counted as part of the required patio area.
7. Mobilehome parks shall provide the following yards:
- (i) Front: twenty (20) feet.
 - (ii) Interior side: none.
 - (iii) Street side: ten (10) feet.
 - (iv) Rear: none
 - (a) No mobilehome, travel trailer, or appurtenant structure shall be located in any required mobile-home park yard.
8. Mobilehome and travel trailer sites shall provide the following yards:
- (i) Front and rear: five (5) feet.
 - (ii) Sides: three (3) feet.
 - (a) No mobilehome, travel trailer, or appurtenant structure shall be located in any required sideyard.

9. Each required mobilehome park yard shall be landscaped and maintained.
 - (i) Landscaping plans for common areas shall accompany the Application for Conditional Use Permit.
 - (ii) The Planning Commission may require additional landscaping and additional fences or walls where necessary to ensure privacy, protect adjoining property, insulate against noise or glare, or screen unsightliness.
10. Not less than **two** (2) off-street parking spaces shall be provided for each mobilehome site. All areas used for automobile circulation or parking shall be improved and maintained. All required off-street parking shall be kept free of obstacles such as porches, tool sheds, and other appurtenant structures. Supplemental parking for pleasure boats and non-occupied travel trailers shall be provided at a ratio of one (1) site to each ten (10) mobilehome sites.
 - (i) The minimum size of each such supplemental site shall be three hundred (300) square feet.
 - (ii) The supplemental parking shall be located so as to have direct access to an internal driveway or drive-ways and shall not be fenced or located so as to obscure the vision of motorists using said driveways.
11. Entrance and internal driveways shall conform to the following requirements:
 - (i) Entrance driveways shall be located not closer than one hundred fifty (150) feet from the intersection of public streets.
 - (ii) Any driveway, or portion of a driveway, which does not provide for continuous circulation shall not exceed a length of four hundred (400) feet, and shall be terminated by a turn-around having a diameter of at least sixty (60) feet.
 - (a) No parking shall be allowed in such turn-arounds.
 - (iii) The minimum width for driveways on which automobile parking is not permitted shall be thirty (30) feet; driveways on which parking is to be permitted on one side shall be thirty-two (32) feet wide; driveways on which parking is to be permitted on both sides shall be forty (40) feet wide., ,
 - (iv) On-site lighting shall be required for internal driveways and shall be approved by the Director of Public Works.

- (v) Off-site street lighting shall be installed as in a residential subdivision and shall be approved by the Superintendent of Utilities.
 - (vi) Fire hydrants and other fire protection shall be provided in the park as required by the Fire Chief in conformance with existing City ordinances or Section 5622, Article 6, Title 25 of the California Administrative Code, whichever is more restrictive.
12. Recreation areas shall be required and conform to the following regulations:
- (i) In all parks with twenty-five or more mobilehome and travel trailer sites, there shall be one or more outdoor recreation areas easily accessible to all park residents and available for year-around recreational use.
 - (ii) Recreation areas shall contain a minimum of five thousand (5,000) square feet, and shall contain an additional one hundred (100) square feet for every mobilehome site in excess of fifty (50) sites.
 - (iii) Recreation areas shall be centrally located and free of traffic hazards.
 - (iv) Mobilehome parks intended wholly or partly to accommodate families with children shall allot and design a minimum of twenty-five (25) per cent of the required recreation area for the use of children.
13. A solid wall or view-obscuring fence shall be established and maintained. This fence shall enclose the entire mobilehome park (excluding access points), and shall meet the following minimum requirements:
- (i) Street sideyard fences shall not exceed six (6) feet in height.
 - (ii) Rear yard and interior sideyard fences shall be six (6) feet in height.
 - (iii) Rear and interior sideyard fences shall be erected on the property lines.
 - (iv) Front and street sideyard fences shall be erected on the setback lines.
 - (a) Front and street sideyard fences shall be of masonry or other materials or combination of materials approved by the Planning Commission.

- (b) Plans for fences using material other than masonry shall accompany the application for a Conditional Use Permit.
- 14. All utilities shall be underground except at those points where connections are made to mobilehomes or travel trailers.
- 15. Not more than one (1) sign shall be erected at any entrance to the park. Signs shall not exceed fifty (50) square feet for all readable surfaces, nor exceed ten (10) feet in height.
 - (i) Sign designs shall be submitted with the Application for Conditional Use Permit,
- 16. Only those structures and accessory buildings permitted by the rules and regulations of the State of California Department of Housing and Community Development shall be permitted in a mobilehome park and shall be located as therein provided.
- 17. Each mobilehome park shall have a laundry building for clothes washing and drying. A yard area may be provided adjacent to this building for clothes hanging.
- 18. The park owner shall be responsible for collection and disposal of all trash and garbage. Provisions for garbage collection containers shall be shown on the site plan. Arrangements shall be made with the franchise holder for the City's garbage and trash collection before the Enforcement Agency approves the park for occupancy.
 - (i) Common outdoor garbage collection areas shall be enclosed within a solid six (6) foot high fence and shall be located so as not to cause a visual traffic hazard.
- 19. Renting of mobilehomes in a mobilehome park is prohibited unless the mobilehome bears the insignia of the State of California Division of Building and Housing Standards and is licensed by the Division for this purpose.
- 20. The Enforcement Agency is the State of California Department of Housing and Community Development, Division of Building and Housing Standards. Prior to any construction on a mobilehome park, plans and specifications shall be submitted and approved by the Enforcement Agency.
- 21. The Planning Commission may alter these regulations to accommodate adaption to unusual circumstances.


22. The regulations set forth in this ordinance shall be considered supplementary to the rules and regulations of the State of California Department of Housing and Community Development (Title 25, California Administrative Code, Chapter 5, "Mobilehome Parks Special Occupancy, Trailer Parks and Campgrounds. ").
23. Violation of any provision of this Ordinance shall be punishable by a fine not to exceed five hundred dollars and imprisonment for a term not to exceed six months, or both (Government Code, Sections 36900-36901).

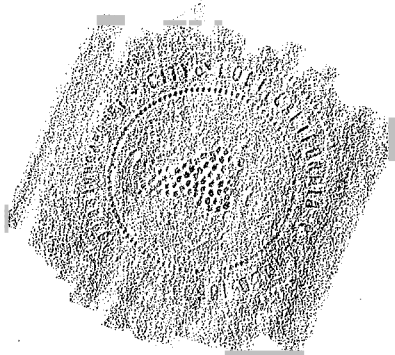
Section 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days from and after its passage.

Approved this 1st day of July, 1970.


BEN SCHAFFER, Mayor


Attest: BESSIE L. BENNETT
City Clerk



State of California,

County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, hereby certify that Ordinance No. 932 was introduced at a regular meeting of the City Council of the City of Lodi held June 17, 1970, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held July 1, 1970, by the following vote:

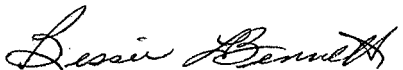
Ayes: Councilmen - EHRHARDT, HUGHES, KATNICH,
KIRSTEN and SCHAFFER

Noes: Councilmen - None

Absent: Councilmen - None


BESSIE L. BENNETT
City Clerk

I further certify that Ordinance No. 932 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


City Clerk

